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CITY OF TORONTO
HOUSING DEPARTMENT

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To: Neighbourhoods Committee

Subject: Annual Housing Targets

Origin: Commissioner of Housing (c38nhc84013:101)

Comments:

As required by the Official Plan, my Department proposes annual housing targets in various categories for the approval of Toronto City Council. This is usually done in conjunction with the release of the Housing Department's Annual Report.

This year, it has been impossible to prepare the full annual report in a timely fashion. Rather than further delay consideration of targets, I am submitting this report, together with a description of activities on various projects making up both the 1983 and 1984 targets.

The annual report itself has been held up by the volume of major policies now under review. Not since the preparation of the "Living Room" report - the underpinnings of Toronto's housing policies for the last ten years - have there been so many issues of importance being addressed, covering the full spectrum of social housing development and management. We are moving toward profound changes in the City's direct involvement in the housing market, with many decisions to be made in the very near future. Just noting the topics under review gives a sense of the magnitude of work and the seriousness of discussions and negotiations involved:

- the deficiencies in the number of social housing units allocated and the process used for allocation;
- Cityhome's attempts to control market tenancies;
- the shift away from Cityhome's first come, first served approach to low income tenant selection, the potential use of OHC's waiting list procedures, and proposals for joint waiting list administration;

- the development of recommendations for a newly structured municipal housing program;
- the use of new sources of financing to build social housing;
- the problems and costs of maintaining an aging housing portfolio;
- the conflict between City planning objectives and the realities of non-profit program restrictions;
- the new initiatives in housing for low income singles and people needing support services;
- the evolving relationship between Council and the Cityhome Board of Directors; and
- the increasing participation of tenants in Cityhome project management.

I hope to bring together many of these issues in my full report this fall. The body of this report satisfies immediate requirements of the Official Plan.

1. TARGETS

A THE MEANING OF TARGETS

The Housing Department sets annual targets in compliance with provisions of the Official Plan. Production targets are set and measured in accordance with distinct stages in the municipal approval process (i.e., development review, rezoning, granting of a building permit). Targets directed at Council logically concern only those aspects of development over which Council has control. But even though a "target" has been achieved in these terms, it does not always follow that a project will be built: due to many factors it may be cancelled or delayed.

The City's annual housing targets have been routinely forwarded to the Federal and Provincial Governments, to signify Council's intentions. The provincial response over the last couple of years has been that assisted housing targets do not recognize senior government funding allocations; that is entirely correct. The timing of financial approval under the various social housing programs does not often coincide with Council's approval for a rezoning, a development agreement or a building permit -- and it is the latter approvals which define the target figures. Moreover, targets have been formulated without knowing precisely how many units will be eligible for program funding over the

course of a full year, since allocations are not announced until well into the year and can be further changed during the year.

However, assisted housing targets are also set after direct contact with most of the producers involved, whose plans are obviously influenced by their expectations about the timing of approvals, municipal and otherwise. That targets have not been higher is a reflection of anticipated delays in securing a final go-ahead. Naturally, the developers of assisted housing are optimistic about their chances of proceeding expeditiously; this regularly results in targets which exceed achievements. But there is nothing wrong with that, so long as the targets reasonably relate to real projects. The targets and project descriptions in the Housing Department annual reports thus give members of Council some idea what they will be asked to consider through the year, and something to shoot for in helping to satisfy the broader objectives of the Official Plan.

No level of achievement that can be realistically foreseen at this point will meet the specific ten-year assisted housing targets of the Official Plan. The targets themselves would still bring the totals up short, and the achievements, while impressive, put the City still farther behind. It should be recalled that the long-term targets were based upon an assessment of what could be delivered in conjunction with the multitude of programs in existence almost ten years ago. Since then, many programs have been terminated; others have evolved; and new programs have sprouted, some temporarily, to deal with political or industry problems. Most of these programs have failed to meet any serious social objectives, and so have not been considered assisted housing according to the City's definitions.

In recent years, only those programs financed under Section 56.1 (National Housing Act) have been recognized as assisted housing as defined by the Official Plan. These programs include municipal, private (charitable), and co-operative non-profit organizations, as well as the unique combination of the 56.1 and conventional public housing programs employed by the Metro Toronto Housing Company Limited.

The private rent supplement program also provides assisted housing consistent with Official Plan definitions, but only one new project in recent years has made use of this program - and then only in response to the active intervention of the Housing and Planning and Development Departments.

The capacity of established social housing developers has grown to the extent that they could, all on their own, meet Council's assisted housing targets. But subsidy unit allocations put at their disposal have not grown commensurate with their capacity.

Indeed, as other programs have been switched off and as housing subsidies have been diverted to very costly, private sector stimulation efforts, the social housing sector has been cut back.

As detailed in last year's Annual Report of the Housing Department, Shifting Foundations, 1982 was the first year in which allocations were binding on Cityhome. Social housing allocations establish the number of units eligible for mortgage commitment and, in the case of Cityhome, are routed from the Canada Mortgage and Housing Corporation through the Ontario Ministry of Municipal Affairs and Housing. In 1982, Cityhome had to postpone the development of 172 units which could have started construction before the end of the year. The final 1982 allocation consequently was 423 units, roughly five percent of the total Ontario allocation of 8,174 units. The national allocation was cut ten percent to 25,000 units in 1983, with Ontario experiencing a corresponding reduction to 7,375 units. Cityhome's allocation stayed constant at 425 units, resulting in an increase in its share of Ontario's social housing to close to six percent, but the entire Toronto area actually saw a reduction of almost 20 percent. And even though Toronto's share of the 1984 Ontario allocation rose somewhat, the total figure for Ontario, at 5,725 units, was down 22 percent from the year before, and the 1,872 units reserved for the Toronto area represented an all-time low since the inception of the current social housing programs. The 246 units allocated to Cityhome were more than 40 percent fewer than in 1983 and gave Cityhome only four percent of the Ontario allocation.

While housing targets for 1984 continue to be based on municipal approvals, the availability of funding (or, more to the point, the lack thereof) has had a very marked effect. The targets themselves have been reduced drastically, with serious consequences for the thousands of families looking for affordable housing.

8 TARGET REVIEW

Assisted Housing

Although the number of new assisted units approved in 1983 was up somewhat over 1982, achievements represented only 43 percent of the target - much lower than the 69 percent achieved the previous year (Table 1). Most of the difference was attributable to a slower pace of development processing by project proponents who, without required funding allocations, were in no great hurry.

Progress on Cityhome projects is described in detail in Section 2 of this report. Of the 480 units approved, 335 were in eight projects originally used to establish the 1983 target: 40 Queen Victoria, 430 Broadview, 63 Mitchell Avenue, 25 Elm Street, 320

Kingston Road, Newbold Avenue, Queen/Vanauley and the Coxwell Stables. One project, 145 Mutual Street, with 145 units, was an unexpected turnkey which obtained both municipal and provincial approvals.

The biggest gap between Cityhome targets and achievements arose from the Bathurst Quay projects in Harbourfront, Greenwood/Walpole, and Chestnut/Elizabeth. As Section 2 discusses, the Harbourfront projects encountered problems of their own, but chances are that if allocations had been available, the impetus would have been there to resolve differences sufficiently to process the development review applications. Likewise, Chestnut/Elizabeth could have proceeded with adequate allocations, but there was no point in transferring the property from the City to Cityhome as things stood. The community opposition and redesign faced by Greenwood/Walpole made allocations irrelevant.

The cooperative and private non-profit projects which were approved in 1983 were as follows:

- Villa Luso - a 155 unit seniors project on Dundas Street West, which is expected to receive a CMHC mortgage commitment in 1984;

- Oak Street Co-op - a 149 unit project which secured its rezoning and started construction in 1983;

- Charles Hastings Co-op - a 91 unit project on Elm Street, part of the Park Lane complex, which started construction late in 1983 after obtaining a development agreement; and

- 1451 King Street West - a project containing 63 seniors units, which was rezoned in 1983, but which still has no non-profit agency lined up to assume a lease for the entire project.

All except the last were included in the projects comprising the 1983 target. A 77-bed building operated by the Homesfirst Society on Jarvis Street also received both municipal and CMHC approval, but not having any true "units" as such, it had not been counted as part of the formal target. A nursing home and seniors' residence in the Frankel/Lambert Neighbourhood, operated by the Wychcrest Fellowship, was included in the 1983 target and did start construction. But this project, containing 238 units and 88 beds, was able to proceed on the basis of a development agreement for an earlier proposal and therefore officially received its approval prior to 1983. The target itself was thus overstated and would more correctly have been set at 913 units, so that cooperative and private non-profit groups would have achieved over one-half of their target. Aside from the Wychcrest project, the

failure of the Harbourfront projects to proceed, as with Cityhome, was the biggest contributor to the shortfall in achievements.

The Metro Housing Company's Edna Dixon Apartments successfully went through development review and construction started on this 44-unit seniors building in the Trefann area. The 101-unit Yonge-Sherwood project secured a rezoning, but inadequate allocations postponed development for at least a couple of years. Reduced allocations forced the MTHCL to drop the Dundas-Ossington project altogether.

There were no acquisition/rehabilitation targets for Cityhome, and there were no achievements. The Broadview and Coxwell projects, along with 11 Sullivan Street (approved earlier, but under construction at year end), did involve the acquisition of existing structures, but the original buildings were non-residential and their conversion created entirely new units and so were included in the "new" target.

Unlike Cityhome, cooperatives and private non-profit developers (administered directly by CMHC) are not faced with provincial policies which rule out most acquisitions. Still, with the cancellation of one major project and the postponement of another, the acquisition achievement for this sector was low, including only three conventional co-op units sponsored by the Innstead and Riverdale groups. A bright spot, however, was the funding of 15 units acquired by the Supportive Housing Coalition and Houselink - groups providing support services for special clients, thus enlarging the social scope of the non-profit program itself.

Other 1983 Targets

As discussed in Shifting Foundations, there is no way to accurately determine the number of low income units created through private non-profit and cooperative projects. Subsidies are stretched as far as possible, sometimes by taking in more low income households and charging them more than set out in standard rent scales. Unlike the municipal program, there are no guarantees that 25 percent of families will be provided rent-geared-to-income (RGI) assistance. On the other hand, the absence of provincial involvement allows the 25 percent limit to be exceeded where feasible. In the City of Toronto in the first few years of a project's operation, this 25 percent level cannot always be reached. One sign of this is the increasing number of groups applying for supplementary assistance through the Ontario Community Housing Assistance Program (OCHAP), which provides subsidies to permit 25 or 50 percent RGI levels in family or seniors' projects respectively. There are now 15 projects in the City receiving OCHAP help for 257 units, but because subsidies are not committed until projects are nearly complete, only 15 units in

this total relate to projects included in the 1983 approval targets. So even though Cityhome itself will bring 120 low income units to the City through its 1983 approvals, it is unlikely that much more than a quarter of the 753 unit target was met right away, though subsequent OCHAP funding will, in effect, raise the total retroactively.

Private market approvals and family housing achievements will be indicated in the City Monitor 84 report to be released by the Commissioner of Planning and Development. A count from the assisted projects approved in 1983 showed 140 units suitable for families with children - at 40 percent of the target, off even more than assisted achievements generally. The bulk of recently approved assisted housing was in fairly conventional apartment forms, with no units at all meeting Official Plan definitions of family housing.

A precise count of new suites for the handicapped was not available at time of writing, but since most of the planned units were in various Harbourfront projects, it is unlikely that this target was achieved.

The only sites on which deals closed requiring the use of City Landbanking accounts were Elm Ridge and 1087 Davenport - Cityhome projects containing a total of 62 units and 15 beds. Consequently, the landbanking target was not achieved and East Bayfront, designated a Housing Priority Area, in fact received relatively little attention. Harbourfront, also a Housing Priority Area, did receive a lot of attention, but to little avail in terms of actually getting underway on the production of any assisted housing.

There were 41 loan approvals under the Residential Rehabilition Assistance Program (RRAP) and 84 under the Ontario Home Renewal Program (OHRP). The $15,500 income limits in OHRP seem to be restricting take-up of the program and OHRP funding was cut off altogether in the 1983/84 budget year. Funding for 1984/85 is uncertain, but the City has sufficient funds in its OHRP revolving account to provide loans for two or three more years if necessary.

C TARGETS FOR 1984

As suggested, 1984 targets have had to be trimmed substantially from earlier levels, as developers shelve plans because of reduced government funding commitments. There may well be more applications submitted to Council for its approval, but these will probably not be pursued very strenuously, with the projects listed below standing the best chance of actually proceeding.

The Cityhome target still includes 395 units in the Bathurst Quay and Chestnut/Elizabeth projects, which could be held up by inadequate allocations but which should go through the development review process to obtain municipal approval. Other projects in the Cityhome target are Jones/Curzon - 15 units, 145/165 Elm Ridge - 53 units and 15 beds (the latter not included in the formal target), Greenwood/Walpole - 120 units, 1087 Davenport - 9 units, and 121-123 Sackville - 20 units to be developed by Cityhome outside of the non-profit program.

The new private non-profit target also includes the three Harbourfront projects: Windward (101 units), Arcadia (100 units plus 19 beds not counted in the target), and Harbourside (155 units). These should go through development review, but again, without an adequate federal funding allocation, they will be unlikely to start construction in 1984. The rest of the private non-profit target consists of the following:

- Hazelburn Cooperative - 75 units on Jarvis Street requiring a development agreement;

- Toronto Women's Cooperative - 28 units in Trefann needing only a variance and building permit;

- DACHI - eight units on Dermott Place seeking a rezoning; and,

- Church-Isabella Cooperative - 16 units requiring a rezoning.

Not included in the private non-profit target is a 50-bed structure planned for the All Saints Church site, which will require a development agreement and which will hopefully receive high priority from CMHC to address the pressing problems facing single people who must now resort to very unsatisfactory emergency housing.

The Metro Toronto Housing Company Limited, in response to a proposal call, has considered three sites in the City of Toronto. Probably the best located of those, at Bay and College Streets, would contain 330 units and require a rezoning from the City in 1984. However, the 254-unit allocation made available to the MTHCL will permit only one or two smaller projects. With this uncertainty, no target at all is suggested.

The Cityhome acquisition target has again been set at nothing. The low private non-profit acquisition target consists of the 38-unit King Street West project postponed earlier, and two units included in the Church-Isabella project.

On the assumption that all groups will apply for OCHAP assistance to attain the maximum possible proportion of rent-geared-to-income units, the low income target for 1984 has been set at 259 units.

With the private sector having already surpassed the ten-year targets contained in the Official Plan, the annual target has been maintained at the 2,000-unit implied average of the longer term target.

Many of the assisted projects planned for 1984 are more family oriented in form than the apartment structures that dominated 1983 approvals. If the projects themselves proceed, the 195-unit family housing target should be achieved in assisted housing. The private family housing target is less certain, since the form of projects likely to proceed in 1984 is unknown. The 395-unit target is based on proportions observed in approvals in recent years.

At 110 units, the handicapped housing target is one of only two 1984 targets to exceed the corresponding 1983 figures. This is due to plans for complete wheelchair accessibility in one of the cooperative projects in Harbourfront, and for the inclusion of such suites in a couple of Cityhome projects, hopefully with support services. However, it should be noted that all groups are experiencing a real drop in the demand for conventional (non-supported) handicapped apartments, and Cityhome is consciously cutting back its plans.

The second increased target is that for landbanking. The 2.1 hectare target represents a couple of major sites, both well along in negotiations, and also includes a portion of the 121-123 Sackville project. Together these sites would provide for the future construction of approximately 200 units.

The Buildings and Inspections Department foresees an increased demand for OHRP and RRAP loans and the target has been set accordingly. Should the Province establish a new program for termite control, which OHRP could complement, the target could well be surpassed.

Finally, no specific location has been designated a Housing Priority Area for 1984. Instead, more time should be devoted to small sites scattered throughout the City, concentrating outside the core area. As reported in Shifting Foundations, the requirements for rent setting are prohibiting downtown social housing projects from meeting their full mandate to house both low and moderate income households. That mandate can still be met in less central locations. In addition, downtown sites are likely to be much more dense than sites elsewhere. In an environment of limited allocations, any emphasis on development in the downtown

will undermine the ability to deliver housing suitable for families. And, so long as allocations hold down the total number of units that can be started, it is more desirable for workload management to concentrate on a larger number of smaller projects.

TABLE 1

Targets Required Under Official Plan Amendments
for Housing as Adopted for 1983 and Proposed for 1984

Targets	Adopted 1983	Achieved 1983	Proposed 1984
New Assisted Units			
City Non-Profit	1,095	480	612
Private Non-Profit/Co-op	1,151	458	383
Metro Housing Company	295	145	0
Total	2,541	1,083	995
Acquisition of Assisted Units			
City Non-Profit	0	0	0
Private Non-Profit/Co-op	144	18	40
Total	144	18	40
Low Income Allocation in New/Acquired City and Private Non-Profit/Co-op Units	753	n/a	259
Private Market Units	2,000	n/a	2,000
Housing for Families with Children			
Assisted	346	140	195
Market	420	n/a	395
Total	766	n/a	590
Housing for Handicapped	65	n/a	110
Land Banking - Hectares	1.2	0.3	2.1

Rehabilitation Assistance			
OHRP/RRAP*	250	156	195
Housing Priority Areas	Harbour-front, East Bayfront		Entire City

* - Ontario Home Renewal Program and market sector Residential Rehabilition Assistance Program, loans approved by Council

n/a - not available

Notes: Targets for new units are based on first major municipal approval (rezoning, development review or building permit). Municipal approval targets do not match federal/provincial commitments. The private target encompasses both rental and ownership projects. Acquisition targets are based on federal or provincial funding approval. The landbanking target relates to purchase of sites using accounts set aside for that purpose. Family and handicapped targets are included in, not additional to, the overall assisted and private targets. Figures on achievements may differ from those recorded in City Monitor, which will provide additional data on private achievements not available for this report.

Source:
City of Toronto
Housing Department,
1984

2. PROJECT REVIEW

As noted in Section One, the reduced funding allocation made available to Cityhome in 1983 resulted in a slow-down in the development of some projects and was the main cause of the failure to meet formal targets. But there was little change in staff workload. The wrap-up of projects completed during the year, the few projects started in 1983, and aggressive planning for new sites meant business pretty much as usual. With the construction of 63 Mitchell Avenue and 145 Elm Ridge Drive, Cityhome now has a presence in every ward of the City (Map). The needs of a growing, aging portfolio placed additional demands on construction expertise. And staff have been pushed increasingly into activities outside of the Cityhome program in response to housing needs that themselves cannot be addressed by the program.

A ST. LAWRENCE NEIGHBOURHOOD

The St. Lawrence Neighbourhood now contains all the types of housing and households for which it was conceived - from fairly well-to-do people in luxury condominium apartments, to middle income families in freehold townhouses, to low and moderate income families, seniors and other individuals in Cityhome, private non-profit, and co-operative units. Most of the private housing in St. Lawrence has yet to be developed, with many plans put on hold because of economic considerations. Similarly, while there is now a substantial amount of commercial space in place, much more remains to be developed.

As work in the area has slowed from the more intensive development pace of earlier years, the St. Lawrence Neighbourhood Association has gained strength, taking many steps toward becoming a representative voice for all resident groups and tenure types now taking part in community activities. In particular, it has been addressing the need for permanent community facilities in the area. The summary below outlines progress in the various parts of St. Lawrence.

Phase A

Plans were solidified, even if the year saw little development activity in Phase A. A portion of the City-owned market parking site was leased to the Metropolitan Separate School Board for three portable classrooms. Development of this site will not be completed for a couple of years. The only other site under consideration for development in this phase continues to be occupied by the Hydro transformer station, on which negotiations have essentially ceased.

Phase B

Two sites remain unfinished. Tenders were taken again during 1984 on Block B-8, where an earlier planned closing failed to proceed. This parcel will still likely be sold and developed as private condominiums, but ultimate use depends upon tender results. The other site, abutting Parliament Street, is a second home for the expanding Market Lane Public School - holding portable classrooms on an interim basis. Recreation space has been created in three of the portables as a temporary measure to provide community centre facilities. With plans for a new public school on hold for the moment, there is increased pressure for a permanent community centre to facilitate participation in arts, crafts, exercise and other recreation/leisure oriented classes by neighbourhood residents.

Phase C

In 1983, Cityhome's final contribution to assisted housing in the St. Lawrence Neighbourhood was in place. The construction of 166 apartment units at 55 The Esplanade was completed, and the project was officially opened in February. This Cityhome building, erected over a Parking Authority of Toronto five-storey garage, will remain alone in Phase C until joined by a hotel and condominiums still proposed for construction. With additional planned retail and commercial space, Phase C will take shape, gain community focus and integrate with the greater St. Lawrence Neighbourhood, stretching from Yonge to Parliament Streets.

Difficult market conditions and corporate changes within the private development corporation have placed plans for the hotel and condominium on hold. The firm intends to add over 300 residential units and a 200-room luxury hotel immediately south of the O'Keefe and St. Lawrence Centres.

A third Phase C developer has applied for a rezoning and an Official Plan amendment to permit a lower density and commercial office space above grade, rather than the originally proposed housing use.

The final site in Phase C, and that part east of Jarvis Street, is Phase C2. Here, the City's Planning and Development and Housing Departments are preparing the rezoning report to reconfigure the site. An Official Plan amendment and rezoning will be required to continue the Crombie Park open space and to facilitate the proposed closing of Wilton Street. Public hearings are scheduled for the spring of 1984.

B FRANKEL/LAMBERT NEIGHBOURHOOD

The last development parcel in this new west-end community was leased to the Wychcrest Fellowship in the summer of 1983. Construction is well underway, in Block 14, on their 238-unit nursing home/senior citizens' facility which also includes 50 rooms with 88 beds. Upon the completion of Block 14, the neighbourhood can be considered as the finished product of extensive planning involving private groups, Cityhome, the City of Toronto Planning and Development and Housing Departments, as well as neighbourhood residents, members of Council and others associated with the original Working Group and with subsequent decisions.

A final summary report, to be published by the Housing Department early in 1984, will provide a more comprehensive look at the neighbourhood. Included in the report will be the results of a resident survey completed during 1983.

C COMPLETED IN 1983

Nine Cityhome projects, containing 607 units, were completed during 1983. Table 2 provides summary data on all nine.

Early Completions

Three projects, besides 55 The Esplanade, were completed very early in the year and were described in detail in last year's annual report, Shifting Foundations:

- 195-203 Chatham Avenue

  Occupied: January, 1983
  Units: 12
  Stacked townhouse form

- Brunswick/Howland/Albany

  Occupied: April, 1983
  Units: 21
  Triplex form

- 575 Adelaide Street West

  Occupied: June, 1983
  Units: 150
  Apartment form

The following summary up-dates Shifting Foundations' project review section with regard to other projects finished in 1983.

430 Broadview Avenue

Construction began in March, 1983, on this three-storey building, which was entirely rented within four weeks of completion in September, 1983. Originally serving as a clinic/office in the 1950s, the interior was gutted to provide 15 apartments. Balconies were added to the shell; the access and entrance were up-graded and changed with some repair to brickwork. Events such as a lengthy application for a minor variance postponed the construction start, and problems associated with the conversion delayed the construction itself. The latter included the need to dig up an abandoned oil tank, which added $1,000 to project costs. This project exemplifies some typical conversion problems, with approximately $45,000 worth of "extras" required to complete a job which had a total construction cost of only $494,000. The total price of the conversion was quite similar to what might have been paid for construction of 15 new apartments in the walk-up form.

40 Queen Victoria Avenue

Construction began in March, 1983, on this nine-unit development, which was built under existing zoning. After a series of public meetings held in 1982, an architect was hired to design one double and one single triplex. Provincial approval was difficult to obtain for a number of reasons, including additional testing required for the presence of methane gas. All nine units are large enough for families, and the same number of parking spaces are provided in two rear garages. The development was occupied quickly in September, 1983, partly due to its location on a quiet dead-end street and partly due to the high demand for family accommodation in the east end.

139 Stephenson Avenue

A rezoning was received in May, 1982 allowing construction to start early in November of the same year. Little resistance was received from the community as planning got underway - quite the reversal of the experience with its Cityhome neighbour, 111 Stephenson, whose success helped to pave the way. The previous, non-conforming, industrial use of this site was very unpopular.

Construction was completed well below budget and most of the project was rented within two days in October, 1983. The development consists of 91 stacked townhouses and apartments, plus a ten-bed home incorporating an intermediate facility for frail senior citizens. This special facility is under the jurisdiction of a neighbourhood-based support service group called Senior Link. One of the townhouse structures incorporates features of a buffer building to insulate the project from rail noise and a hydro transformer station.

25 Mutual Street

The developer finished this 97-unit turnkey project well ahead of schedule, in September, 1983. As one of the earliest of Cityhome's projects to be located in the central core, it foreshadows Cityhome's downtown rents as being generally higher than those for outlying areas. Despite the relatively high rents, the project was rented up within a three-week period.

320 Kingston Road

Cutbacks in funding allocations delayed the start of this new turnkey project until February, 1983. The developer approached Cityhome early in 1982, with plans for a 36-unit stacked townhouse building. A rezoning was received relatively quickly in 1982. That, combined with efficient construction, produced a project valued at over two million dollars in November, 1983 - almost four months ahead of schedule.

Apartment and townhouse floor areas are smaller than many other Cityhome units and may account for a relatively lengthy rent-up time. The rezoning required about 86 percent parking and the developer went even further to provide 94 percent. However, with the project now fully occupied, only 27 percent of its parking spaces are currently being utilized. The earlier belief that the distance of this project from the City's centre would produce more families with cars does not seem to have been borne out.

Alternative Housing

The Sub-Committee on Alternative Housing is an arm of the Neighbourhoods Committee and it acts as a resource group for most non-traditional, housing-related issues and in particular those of chronic homelessness. Under the auspices of the Sub-Committee, a flop house for single men at 349 George was expanded. Extensive renovations to the existing ground floor and second floor of this former school virtually doubled its existing capacity to 66 beds. The "School House", as its residents emphatically prefer it to be called, is managed by the Housing Department for the City.

A second, similar facility was renovated and opened at 30 St. Lawrence Street. This 45-bed emergency hostel operates seven days a week, 52 weeks of the year and, as at 349 George Street, is usually fully occupied.

The Sub-Committee helped the "Friends of the Bag Ladies" to find and develop a recreation centre. East of Parliament Street on Dundas Street, the newly acquired and renovated home provides a location for counselling services, laundry services, and an opportunity to socialize.

The group also assisted the Salvation Army in leasing the City's Elizabeth Street site (received as part of assisted housing negotiations respecting the Eaton Centre) as an interim shelter for the winter of 1983/84. In the Parkdale area, the group was active in consulting and helping to develop housing standards with the Parkdale group for discharged psychiatric patients.

TABLE 2

Summary of Cityhome Projects Completed in 1983

Project	Mortgage ($'000)	Unit Mix	Rents ($ 1983)
55 The Esplanade	7,874	Bach - 14	375-385
		1 Bed- 76	405-455
		2 Bed- 57	510-550
		3 Bed- 18	630-695
		4 Bed- 1	755
		166	
195-203 Chatham Ave.	722	1 Bed- 6	354-396*
		2 Bed- 4	425*
		3 Bed- 2	570*
		12	
Brunswick/Howland/ Albany	1,489	2 Bed- 12	530-560*
		3 Bed- 9	600-660*
		21	
575 Adelaide St. W.	8,990	1 Bed- 52	390-440*
		2 Bed- 98	500-540*
		150	

430 Broadview Avenue	872	1 Bed- 7 2 Bed- 8	390-390* 460-505*
		15	
40 Queen Victoria	593	2 Bed- 9	465-515*
139 Stephenson Ave.	5,601	Rooms- 10 1 Bed- 30 2 Bed- 52 3 Bed- 9	202* 378-395* 429-574* 596*
		101	
25 Mutual Street	6,127	1 Bed- 33 2 Bed- 51 3 Bed- 13	385-435* 500-540* 590-645*
		97	
320 Kingston Road	2,394	1 Bed- 6 2 Bed- 21 3 Bed- 7 4 Bed- 2	349-399* 417-472* 507-557* 661*
		36	
TOTALS	34,662	607	

* - plus utilities

Renovations/Repairs

Extensive, on-going renovations to the exterior of the Dundas/Sherbourne development began in June, 1983. Siding was added and the brick facade was repaired. Flashings on the roofs, doors and windows, and decks and balconies were water-proofed. In February, 1984, a start was made on renovating the interiors of five units and preparations are being made to do a total of 45 to 60 units, approximately five units at a time - relocating tenants as work takes place. Funding is provided on a 50/50 basis between federal RRAP grants and the project's replacement reserve funds. Many of the houses along Sherbourne Street, included in the Dundas/Sherbourne project, underwent general repairs, as well as a colourful (and somewhat controversial) painting of the exteriors arranged by the tenants themselves.

Dundas/Sherbourne was one of the first newly constructed Cityhome projects, built in 1975. Many buildings in Toronto of similar age are suffering the ravages of weathering and water penetration, and the Department is investigating other buildings with the same construction to detect and rectify such problems.

D SCHEDULED 1984 COMPLETIONS

Table 3 provides summary data on Cityhome projects expected to finish construction in 1984.

Huron/Madison

In mid-January, 1984, Cityhome assumed management of this co-operative in a desirable Annex location. Just prior to Cityhome becoming involved, CMHC had taken over this 51-unit mixed new and rehabilitation project and rectified major financial and construction problems. Special budget arrangements were made so as not to affect Cityhome's 1983 allocations. The project's subsidy administration for both general rent reduction and low income assistance was in disarray and will have to be straightened out with the cooperation of the tenants over 1984 and 1985.

Asquith Park

This project near Bloor and Yonge Streets represents many firsts for Cityhome. One of the first projects realized through planning negotiations with a private developer, it was also the first Cityhome project to have a formal waiting list for market tenants, including restrictions on family composition and income.

Construction began in September, 1982, on this 192-unit apartment building and was substantially complete in January, 1984. Marketing began the previous month, relying for the first time on

extensive newspaper advertising. Because of a concern about potentially high tenant incomes - a natural consequence of the project's location and high rents, the Cityhome Board of Directors endorsed the use of a waiting list to control leasing of market units.

After more than one month and relatively poor response to the marketing, restrictions were relaxed on income and family status, but the leasing effort continued to drag on - reflecting some resistance to the high rents, which, for bachelor suites range from $375 to $395, one-bedroom apartments from $480 to $560, and two-bedroom units from $600 to $690, all plus utilities.

63 Mitchell Avenue

Occupancy of this three-bedroom triplex was originally scheduled for August, 1983, but was delayed by several complications. An active sewer was uncovered, whose relocation caused a six week delay. High tenders, a rezoning, a redesign at the working drawing stage, and late Ministry approval, along with the site problems, pushed completion to May, 1984.

11 Sullivan Street

After municipal approvals and variances were in place, construction of this 31-unit project began in April, 1983, and was substantially complete in February, 1984.

The existing building was converted from an old RCMP office to provide 17 apartment units, 12 with two bedrooms and five with one bedroom. In addition, 14 new stacked townhouses line the remaining portion of the site with seven two-storey, three-bedroom townhouses on grade, and seven one-bedroom units on the third floor. A total of 16 parking spaces are provided in the rear of the development. Difficulties in the combined construction of new housing and conversion of an older structure became evident as the project lagged five months behind schedule.

Newbold Avenue

The building permit for this 21-unit turnkey project was obtained in August, 1983, somewhat later than expected due in part to delayed provincial approval. About one month behind schedule, the project was completed on June 1, 1984. Delays also resulted from neighbourhood input prompting a change at the final design stage regarding exterior work, with a cost of $8,600; and the site plan by-law required a redesign for a peaked roof rather than a flat roof. A difficult construction site, set in a ravine, required the re-routing of a creek through a concrete culvert and the extension of Newbold Avenue.

This project was one of the first Cityhome projects to use calcite brick as opposed to burnt clay - the advantages being a greater range of colours to choose from, less expense, and an attractive facade. The first, or ground, floor forms an open garage and the three storeys above it house the 21 apartment units.

Coxwell Stables

No changes were required to the drawings for this project and the building permit was issued immediately after a rather lengthy rezoning process in November, 1983. The conversion of the old stable, listed as an historical building by the Toronto Historical Board, began in January, 1984. The two existing structures were totally gutted and new elevations and facade, all approved by the Toronto Historical Board, were added. Of the 11 units created by this conversion, nine were designed for family use, with provision made for one bachelor and one one-bedroom apartment. Completion is scheduled for July 1, 1984.

25 Elm Street

More fully described as a project in planning in the Shifting Foundations, 25 Elm Street began construction in October, 1983. The land was given to the City for assisted housing in exchange for concessions in the Atrium-on-Bay complex. The project is an exemplary one in terms of design and the focus on facilities for the extremely disabled. It is the first time that such attention has been devoted to larger apartment sizes and special appliances such as side-by-side refrigerator and freezer, wheel-under stoves, wheel-in showers, automatic doors and underground parking with enough clearance for vans. Support services for the disabled will be run by a group called Three Trilliums.

In addition to 12 handicapped one-bedroom suites and one staff-support unit, Cityhome's 25 Elm Street incorporates 3,375 square feet of retail space at grade and a landscaped deck. Construction was delayed somewhat in July, 1983 as the project went through Development Review. Subsequent delays have been caused by unforeseen unstable soil conditions requiring extensive shoring with sites to each side, structural reinforcements and tie-backs. Soil conditions were tested on the Cityhome site, but not on neighbouring sites where unstable conditions complicated the anchoring process. Occupancy is scheduled for December, 1984 on this 101-unit project.

145 Mutual Street

This is a 145-unit turnkey project which started construction in the fall of 1983. Predominantly two and three-bedroom apartments, the 15-storey building required a Committee of Adjustment

decision to proceed and should be ready for occupancy late in 1984.

145 Elm Ridge Drive

City Landbanking Funds were used to purchase this property after much community opposition to a private development on the same site. Obtaining necessary approvals, including variances, was a lengthy process, but construction finally began in February, 1984. Special noise-impact studies were completed early in 1983, indicating the sound levels from the neighbouring expressway to be acceptable. If all goes according to schedule, construction should be complete by October, 1984 on this nine-storey, 53-unit apartment building.

TABLE 3

Cityhome Projects - Scheduled Completions for 1984

Project	Mortgage ($'000)	Unit Mix	Rents ($ 1984)
Huron/Madison	2,970	Room - 6	235
		Bach - 9	360
		1 Bed- 13	537 - 594
		2 Bed- 17	599 - 810
		3 Bed- 6	633
		51	
40 Asquith Avenue	11,568	Bach - 17	375 - 395*
		1 Bed-115	480 - 560*
		2 Bed- 60	600 - 690*
		192	
63 Mitchell Avenue	222	3 Bed- 3	575-600*

Neighbourhoods Committee June 6, 1984

11 Sullivan Street	1,878	1 Bed- 12 2 Bed- 12 3 Bed- 7	405-520* 575-590* 645*
		31	
Newbold Avenue	1,311	1 Bed- 6 2 Bed- 12 3 Bed- 3	410 - 425* 500* 615*
		21	
Coxwell Stables	686	Bach - 1 1 Bed- 1 2 Bed- 9	350* 420* 515*
		11	
25 Elm Street	6,714	1 Bed- 72 2 Bed- 28	505 - 600 645
	Attendant	Suite- 1	
		101	
145 Mutual Street	9,550	1 Bed- 32 2 Bed- 88 3 Bed- 25	480 - 525* 595 - 640* 720 - 765*
		145	

145 Elm Ridge Drive	3,298	1 Bed- 36 2 Bed- 17	428* 513 - 643*
		53	
TOTALS	38,197	608	

*Plus Utilities. Note: some rents are preliminary

E PLANNING IN 1983/84

165 Elm Ridge Drive

Preliminary schematic designs were completed early in 1984 on this second part to the 145 Elm Ridge Drive property, also purchased with City Landbanking funds. The land sale closed in May, 1983. Tenders should be released in September, 1984 on a 15-room house designed for frail senior citizens. Negotiations are underway with the Council of Jewish Social Service Agencies, acting as sponsor for this seniors' facility. The present desire is for a non-institutional approach for seniors too frail to live alone but who do not require 100 percent nursing care. The facility will be similar to that for Senior Link at 139 Stephenson.

Vanauley Street

Construction drawings were 90 percent complete as of February, 1984, on this 139-unit townhouse and apartment project. The turnkey development will consist of two eight-storey apartment structures and one fourplex on the site facing the Augusta Street access. The three structures will be connected above ground level with a pedestrian walkway. The rezoning was obtained by the developer in 1983. Construction could have begun in March, 1984, with a completion date of May, 1985. Uncertain allocation prospects will delay construction from this schedule. Any excessive delay could well lose the project as assisted housing. If it does proceed as planned, the project will contain 60 one-bedroom units, 70 two-bedroom units and four four-bedroom units, and will cost in the order of nine million dollars.

Greenwood/Walpole

In February, 1984, plans were revised yet again to accommodate another group of private homeowners who reacted to the new development from information at public meetings. Greenwood/Walpole has been in planning since mid-1981, involving considerable time on behalf of the Planning and Development and Housing Department staffs, various Committees of Council and the community. At the time of writing, the rezoning had been approved by City Council and the final go-ahead was imminent, depending on objections that might surface. Plans now call for approximately 120 apartments, with a different mix and lower density than originally designed. This project has a high priority for commitment in 1984. It was hoped that an 18-month construction schedule would see a completed project late in 1985.

Wellesley/Maitland

A major rezoning was needed to accommodate five floors of parking and two apartment towers on the City-owned site known as Parking Lot No. 5. The application for rezoning was filed over a year ago. Similar to Cityhome's Holly Park and 55 The Esplanade projects, this is a proposed joint Parking Authority of Toronto and Cityhome development. Several problems are associated with the site, one being the expropriation of a laneway whose owner is unknown. With an 18 to 20 month construction period, adequate allocations would permit a construction start in the spring of 1985 and completion at the end of 1986. The project is estimated to cost about nine million dollars, with 155 units proposed: 16 bachelors, 56 one-bedroom apartments, 75 two-bedroom apartments and eight three-bedroom apartments.

Jones/Curzon

At the time of writing, the rezoning process had just been completed for this 15-unit infill project. The site, just north of Queen Street, was purchased in 1982 and design drawings were begun in the spring of 1983. The proposed unit mix calls for nine two-bedroom apartments and six three-bedroom apartments. The project value is estimated to be $1,051,500.

Elizabeth/Chestnut

Although restricted allocations may lower this project's priority for 1984, Elizabeth/Chestnut is well along in the design stage. Current plans call for 20,000 square feet of commercial and retail space at grade, in an 18-storey, innovative atrium apartment design. Unique features such as a cylindrical north wall helped the project win the Canadian Design Award of Excellence. A total of 144 units in a prime downtown location would mean high rents -

a main factor in reducing the project's prospects. If it does proceed in 1984, construction should finish late in 1985 or early in 1986.

1087 Davenport Road

Landbanking funds in the amount of $125,000 were used to close the deal in November, 1983, on this former gas station site. A rezoning will be required to permit increased coverage. Preliminary concept drawings have been completed for a joint project with a community library facility and nine-unit Cityhome development. The housing portion would be composed of one single triplex and one double triplex--all two-bedroom family units, with six parking spaces provided.

Bathurst Quay North

A draw on mortgage funds would likely be used to lease two sites from Harbourfront, as Cityhome moves closer to concluding negotiations with the Harbourfront Corporation and as the Cityhome Board's priorities are decided. With a very limited funding allocation for 1984, Harbourfront is not high enough on the list to provide for a commitment. Cityhome's design concept calls for a single aspect buffer building to contend with its Lakeshore Boulevard frontage. The unit mix proposed for this 130-unit Cityhome project, excluding two "modules" for handicapped children, consists of 18 bachelors, 61 one-bedroom units, 45 two-bedroom units, two three-bedroom units and four four-bedroom units. Alternative mixes, proposed by developers interested in constructing this project for Cityhome, are also being considered.

Bathurst Quay South

Schematic designs stalled for a time on the 110 apartments and stacked townhouses proposed for the Bathurst Quay South site, pending resolution of a parking garage issue, but detailed design is now underway.

Construction was originally scheduled to begin in 1984, but the funding/priority decision noted above, in connection with the north site, may alter plans significantly. The proposed unit mix includes seven bachelors, 49 one-bedroom apartments, 38 two-bedroom apartments and 16 three-bedroom apartments.

121-123 Sackville Street

This project, part of which is owned jointly by the City and the Federal and Provincial Governments as part of the Trefann Urban Renewal assembly, was considered by Cityhome for development as a standard non-profit family building. However, the site was well

suited to take advantage of the federally assisted rental program for singles in Metro, announced by the Honourable Romeo LeBlanc in April, 1984. A proposal call under this program was imminent at the time of writing. The program will provide an interest-free loan for housing targeted to single people who will have to pay no more than $300 per month for rent. Equity requirements (the program, similar to CRSP, has a private sector orientation) will be satisfied by the City's contribution of land.

The project planned by Cityhome is a three-storey, walk-up apartment building, including 17 self-contained bachelor units, and three special bachelor units intended for double occupancy. Construction is tentatively scheduled to start by November, 1984, with completion in June, 1984.

RECOMMENDATION:

That the targets contained in Table 1 of this report be endorsed by Council and forwarded, together with the report itself, to the Federal and Provincial Ministers responsible for housing to indicate Council's intentions for housing and related activities in 1984.

Commissioner

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KW

Cityhome Projects

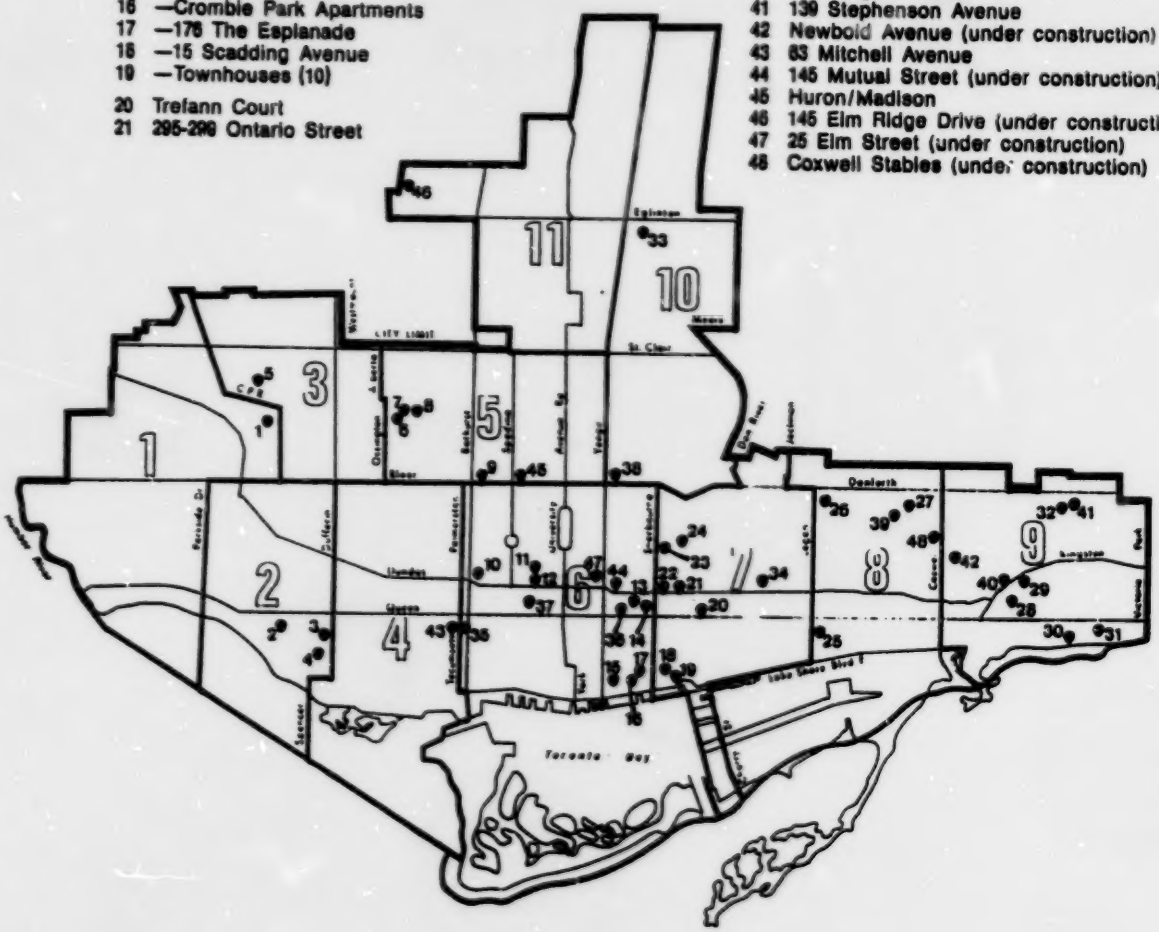
1 Campbell/Antler
2 3 Laxton Avenue
3 Dufferin/Gwynne
4 102 Tyndall Avenue
5 Symington Place

Frankel/Lambert Neighbourhood
6 —470 Melita Crescent
7 —Townhouses (39)
8 —Lambert Court

9 Brunswick/Howland/Albany
10 61 Wales Avenue
11 Hydro Block
12 Dundas/Beverley
13 257 Dundas Street East and, 179 Gerrard Street East
14 Pembroke Mews and, 21-23 Pembroke Street and, 188 Sherbourne Street

St. Lawrence Neighbourhood
15 —55 The Esplanade
16 —Cromble Park Apartments
17 —176 The Esplanade
18 —15 Scadding Avenue
19 —Townhouses (10)

20 Trefann Court
21 295-298 Ontario Street
22 Dundas/Sherbourne
23 Winchester Square
24 South St. James Town - (317 rooms/flats) and, 234-236 Carlton Street
25 195-201 Logan Avenue
26 Cavell/Harcourt
27 Chatham Avenue
28 98 Elmer Avenue
29 331-333 Kingston Road
30 42 Hubbard Boulevard
31 9-11 Balsam Avenue
32 111 Stephenson Avenue
33 Holly Park
34 430 Broadview Avenue
35 575 Adelaide Street West
36 25 Mutual Street
37 11 Sullivan Street
38 Asquith Park
39 40 Queen Victoria
40 320 Kingston Road
41 139 Stephenson Avenue
42 Newbold Avenue (under construction)
43 83 Mitchell Avenue
44 145 Mutual Street (under construction)
45 Huron/Madison
46 145 Elm Ridge Drive (under construction)
47 25 Elm Street (under construction)
48 Coxwell Stables (under construction)



March 1984